

City of Mississauga Department Comments

Date Finalized: 2022-11-02	File(s): A502.22 Ward: 9
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-11-10 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application, as amended, subject to the condition.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a below grade entrance proposing to allow stairs, stairwells, or retaining walls to facilitate an entrance below grade in the exterior side yard whereas By-law 0225-2007, as amended, does not permit the construction of a below grade entrance proposing to allow stairs, stairwells, or retaining walls to facilitate an entrance below grade in the exterior side yard in this instance.

Amendments

Based on review of the information currently available in this permit application, the variance should be amended as follows:

The applicant requests the Committee to approve a minor variance to permit the construction of below grade stairs to facilitate a below grade entrance within an exterior side yard, whereas Zoning By-law 0225-2007, as amended, does not permit below grade stairs to facilitate a below grade entrance within an exterior side yard.

Recommended Conditions and Terms

A wooden privacy fence with a minimum height of 1.80m (approx. 5.91ft) and in accordance with the Fence By-law shall be constructed in accordance with the site plan approved by the Committee under application A230/22.

Background

Property Address: 5701 Montevideo Road

Mississauga Official Plan

Character Area: Meadowvale Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

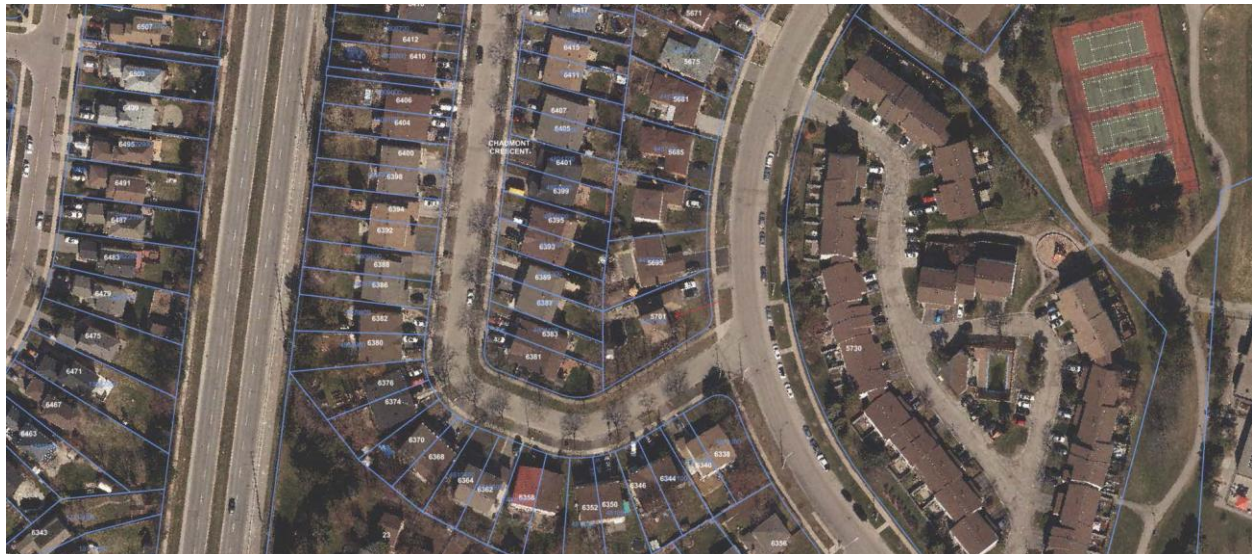
Zoning: R3

Other Applications: SEC UNIT 22-2392

Site and Area Context

The subject property is located on the corner of the Montevideo Road and Chaumont Crescent intersection in the Meadowvale neighbourhood. It currently contains a detached dwelling with a lot area of +/- 816.9m² (8,793ft²). Some vegetative elements are present in the exterior side yard of the property. The surrounding area context is exclusively residential consisting of a mix of detached, semi-detached, and townhouse dwellings on varying sized lots.

The applicant is proposing to construct a below grade entrance in the exterior side yard requiring variances for its location.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

The proposed below grade entrance was previously before the Committee under application A230/22 on the May 12, 2022 hearing date. At that time City staff had no objections to the application, subject to the installation of a wooden privacy fence surrounding the proposed below grade entrance.

The applicant has returned to the Committee due to a missed variance in the original application, however the entrance proposal itself remains unchanged. Staff continue to have no objections to the proposal, subject to the installation of the previously requested fence.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We note that the Transportation and Works Department has no objections to the proposed side door entrance as it will not impact or alter the existing grading and drainage pattern for this property.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file SEC UNIT 22-2392. Based on review of the information currently available in this permit application, the variance should be amended as follows:

The applicant requests the Committee to approve a minor variance to permit the construction of below grade stairs to facilitate a below grade entrance within an exterior side yard, whereas Zoning By-law 0225-2007, as amended, does not permit below grade stairs to facilitate a below grade entrance within an exterior side yard.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Tage Crooks, Zoning Examiner

Appendix 3 – Region of Peel

Development Engineering: Camila Marczuk (905) 791-7800 x8230

Comments: Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at

siteplanservicing@peelregion.ca

Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Region of Peel Site Servicing connection approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at siteplanservicing@peelregion.ca

Comments Prepared by: Patrycia Menko, Junior Planner